



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:38:12
Page 1

Assessment Data					Primary Image				
Account	660105974								
Parcel ID	22N15E-30-1-00000-004-0000								
Cadastral ID	30-22-15-00340								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	335888								
DIXON, KIRK HOWARD & DIXON, CHRISTEL LEIGH									
17890 S RANCH RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	17890 S RANCH RD								
Subdivision									
Lot/Block	/	Parcel Size	30.65 - Acres						
Sec/Twn/Rng	30 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.35499392 -95.74672179									
TR IN S2 DESC 2021-017091 AS COMM SW/C SE; N89.0446E 14637.04' TO CENTERLINE OF ROAD DESC 2021-003843'; N07.2902E 185.71'; CURVE RIGHT RAD 500 CENT ANG 13.2328 CHORD BEAR N14.1046E CHORD LENGTH 116.59 ARC DIST 116.86'; N20.5229E 564.91' TO POB; N74.3721W AND LEAVING CENTERLINE 1787.83'; N58.0108E 935 24'; S60.2305E									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 194	R23 NEW DTCH ACC BLDG 30x30	05/2022	04/2023	31,000					
R21 193	R23- SPLIT NEW SFR 2800 SQ FT	10/2021	04/2023	392,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DIXON, KIRK HOWARD &	02/03/2022	66,000	19					
/	THE RANCH AT CANEY RIVER LLC	09/02/2021	305,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2023	Land Value	1,438	1,438	11%	158	Assessed	49,485 5,576.86	
Year Frozen		Improvements	448,423	448,423		49,327	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -102.00	
TIF Project ID	0	Total Value	449,861	449,861		49,485	Total Taxable	48,485 5,475.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105974	DIXON, KIRK HOWARD &	28	444,022	1000	47,842	5,403.00		
2024	2024-660105974	DIXON, KIRK HOWARD &	28	469,809	1000	50,678	5,816.00		
2023	2023-660105974	DIXON, KIRK HOWARD &	28	828	0	91	10.00		
2022	2022-660105974	DIXON, KIRK HOWARD &	28	828	0	91	10.00		
2021	2021-660105974	DIXON, KIRK HOWARD &	28	531	0	58	7.00		



Rogers

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Date 04/18/2026
Time 10:38:12
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,268 / 2,750
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,268
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	740 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	411,945		
Lot Value			
Indicated Value	411,945	149.80	Per SqFt
Agland Value	1,438		
Site Improvements	36,478		
Total Value	449,861	163.59	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.88	Total Misc Impr	+	21,362
Roofing Adj	+ 4.86	Garage Cost	+	42,113
Subfloor Adj	+ -3.81	Total RCN	=	416,905
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,338
Plumbing Adj	+ 7.28	Lump Sums	+	3,378
Basement Adj	+ 0.00	RCNLD	=	411,945
Adj Base Cost	= 128.52	Lot Value	+	
Total Area	x 2,750	Indicated Value	=	411,945
Adjusted Cost	= 353,430	Value Per SqFt		149.80

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	6,700.26		6,700
SHLT	STORM SHELTER	0		1 2023	1	0.00		
PRCH	Slab Porch - Covered	156751	32x8		256	32.08		8,212
PRCH	Slab Porch - Covered	156752	20x10		200	32.25		6,450
BALW	Balcony - Wood	156753	12x8		96	35.19		3,378



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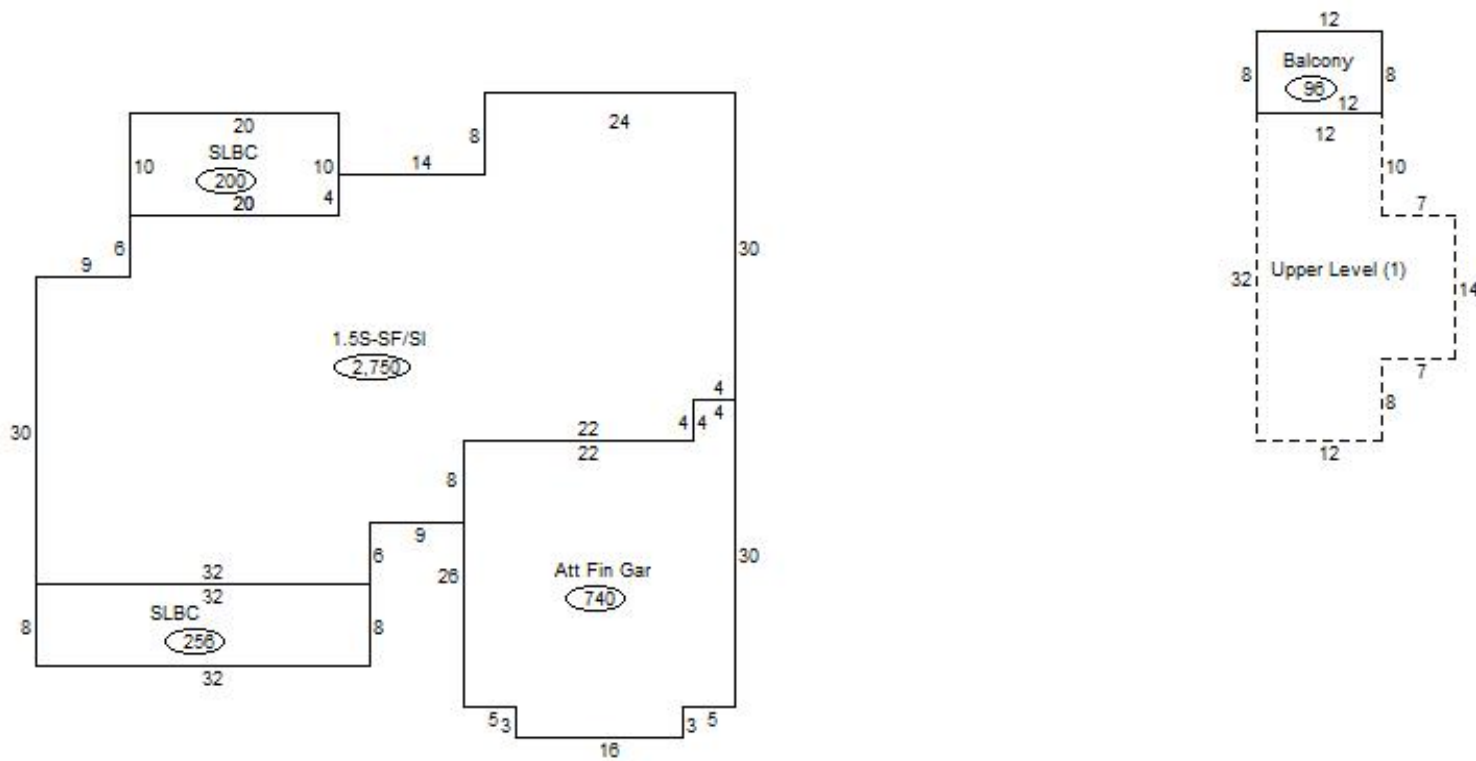
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Date 04/18/2026
 Time 10:38:12
 Page 3

Sketch Image

660105974



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,268	1.213	2,750
2	U	^UL		20	Upper Level (1)	482	1.000	482
3	G	5		20	Att Fin Gar	740	1.000	740
4	M	PRCH		20	SLBC	256	1.000	256
5	M	PRCH		20	SLBC	200	1.000	200
6	M	BALW		20	Balcony	96	1.000	96
Total Building Area						2,268		2,750



Rogers


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Date 04/18/2026
 Time 10:38:12
 Page 4

660105974

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x30x0		Formed Metal	900
	Qual	5	Cond 5	Year	2023	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (40.94 x 900)	36,846	36,846	368	36,478



Rogers

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Date 04/18/2026
Time 10:38:12
Page 5

Agland Inventory

660105974

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			4.650	108	108	502	502
SO	SOGN SOILS	NTV PST	15			26.000	36	36	936	936
NTV PST Totals						30.650			1,438	1,438
Total Agland						30.650			1,438	1,438